

W'LY 150 FT OF LOT 55
IN OR 477/278 & OR 535/160
OCEAN BREEZE FARMS PB 2/19

DAVIS TROY H & GAYLE A
310 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0055-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	135,878
FGR	426	55	1993	234	19,627
FOP	160	30	1993	48	4,026
PTO	110	5	1993	6	503

TOTALS	2,316			1,908	160,034
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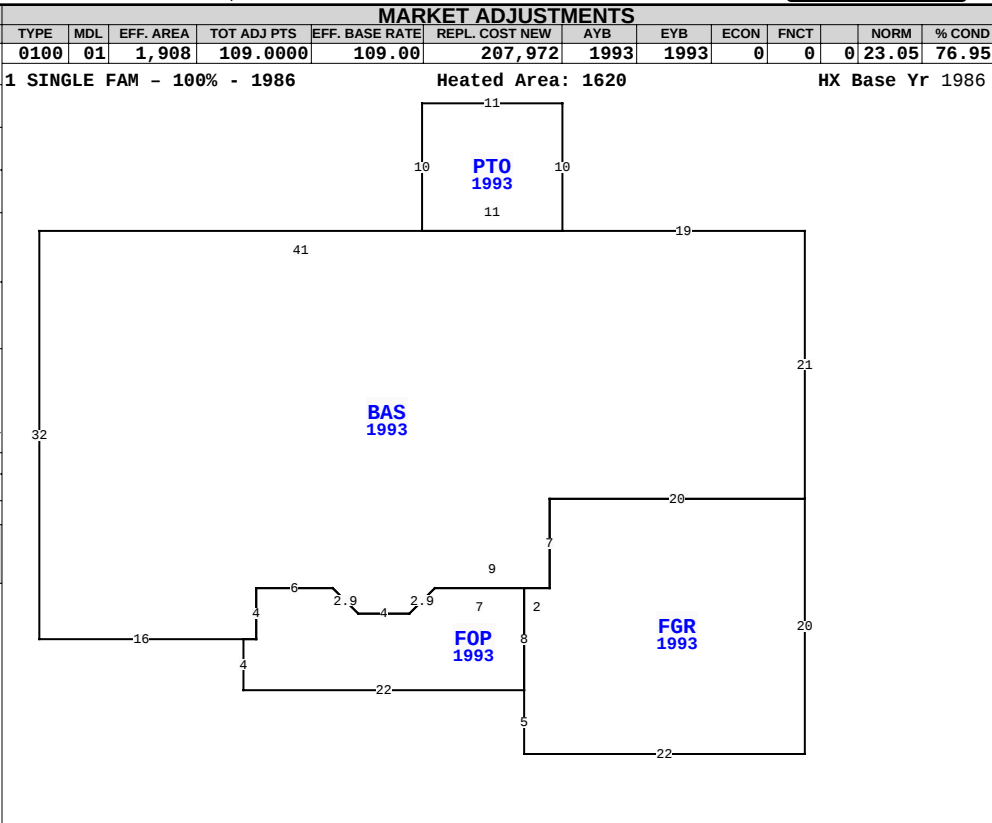
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	1987	1987	3	20	4,732	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
3	0812	CONCRETE C	0	100	0	0	1,657.00	SF	4.00	4.00	100	1993	1993	3	64	4,242	
4	0810	CONCRETE A	0	100	0	0	335.00	SF	6.50	6.50	100	1993	1993	3	64	1,394	
5	0825	BRICK	0	100	4	3	12.00	SF	12.50	12.50	100	1993	1993	3	88	132	
6	0810	CONCRETE A	0	100	0	0	318.00	SF	6.50	6.50	100	1988	1988	3	52	1,075	
7	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.04	AC		1.00	1.00	1.00	315,000.00	315,000.00	327,600							

REVIEW DATE 05/14/2019 BY DJA



310 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	04/29/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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1	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	1987	1987	3	20	4,732	
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7	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	

TOTAL OB/XF 13,335

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.04	AC		1.00	1.00	1.00	315,000.00	315,000.00	327,600							

Total Acres: 1.04 Total Land Value: 327,600 Market: 0 Agricultural: 0 Common: 327,600

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			160,034
TOTAL MARKET OB/XF VALUE			13,335
TOTAL LAND VALUE - MARKET			327,600
TOTAL MARKET VALUE			500,969
SOH/AGL Deduction			340,619
ASSESSED VALUE			160,350
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			109,628
TOTAL JUST VALUE			500,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3825	N/A	3,500	01/14/1987

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0535/0160	1/20/1988	WD	Q	I	01	100

SALES DATA

GRANTOR: DAVIS TROY H	
GRANTEE: DAVIS TROY & GAYLE	
0477/0278	12/01/1985 FS U V 100

GRANTOR:

GRANTEE:

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N10 W11 S10 E11 \$ W41 S32 E16
FOP=[YR=1993] S4 E22 FGR=[YR=1993] S5 E22 N20 W20 S7 W2 S8 \$
N8 W7 D2 L2 W4 U2 L2 W6 S4 W1 \$ E1 N4 E6 D2 R2 E4 U2
R2 E9 N7 E20 N21 \$.